



Wyches Farm  
Nether Alderley

Guide Price £1,100,000

Andrew J Nowell  
& Company



## Wyches Farm, Soss Moss, Nether Alderley, SK10 4TU

A characterful Grade II Listed Farmhouse with generous grounds and planning permission for contemporary additions.

- Further Woodland • Idyllic Position
- Outbuildings • Planning Permission Approved

Approached via a sweeping private driveway, the property is framed by open paddocks and mature woodland, immediately establishing a sense of arrival and seclusion.

A welcoming porch opens into a spacious dining/reception hall, where original beams and a cast iron log burner immediately reflect the home's heritage and charm. The principal living room enjoys a delightful outlook over the surrounding grounds and features a characterful exposed oak frame, creating a natural zoning into two distinct areas. A further log burner enhances the warmth and atmosphere, making this a peaceful and inviting reception space. In addition, on the ground floor is the fitted kitchen which opens through to the family room, with direct access onto a decking area, and a utility room/WC.

The first floor offers three generously proportioned double bedrooms, each enjoying pleasant outlooks across the surrounding landscape. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.







Planning permission has been obtained (REF 25/1195/LBC & 25/3513/CLPUD) for a contemporary glazed extension which seamlessly connects the indoor spaces with the surrounding nature. The permissions include a further extension to create a spacious principal bedroom suite and reconfiguration of the downstairs layout.

The generous grounds consist of two large paddocks, bisected by the driveway, mature gardens with lawns, planted beds and a stone flagged patio, a private pond with feature bridge, and woodlands which extend to approximately 7 acres. There is an array of outbuildings including garages, a car-port, and a stable block.

There is a further 7.9 acres of woodland with a solar-powered log cabin & pizza oven.

Wyches Farm occupies an enviable position in the picturesque Nether Alderley, renowned for its scenic walks and countryside charm. Despite its peaceful setting, the property is within easy reach of Alderley Edge, Wilmslow and Chelford, all offering excellent amenities including boutique shopping, restaurants, leisure facilities and outstanding schooling.

### Important Information

What 3 Words – ///reef.teaching.delighted

Council Tax – Cheshire East Band G

EPC Rating – Exempt (Grade II listed)

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water & Drainage via sewage treatment plant

Parking: Driveway & Garaging

The title contains covenants – further information is available from the office.

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Standard broadband available (The current owners use satellite broadband)

Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



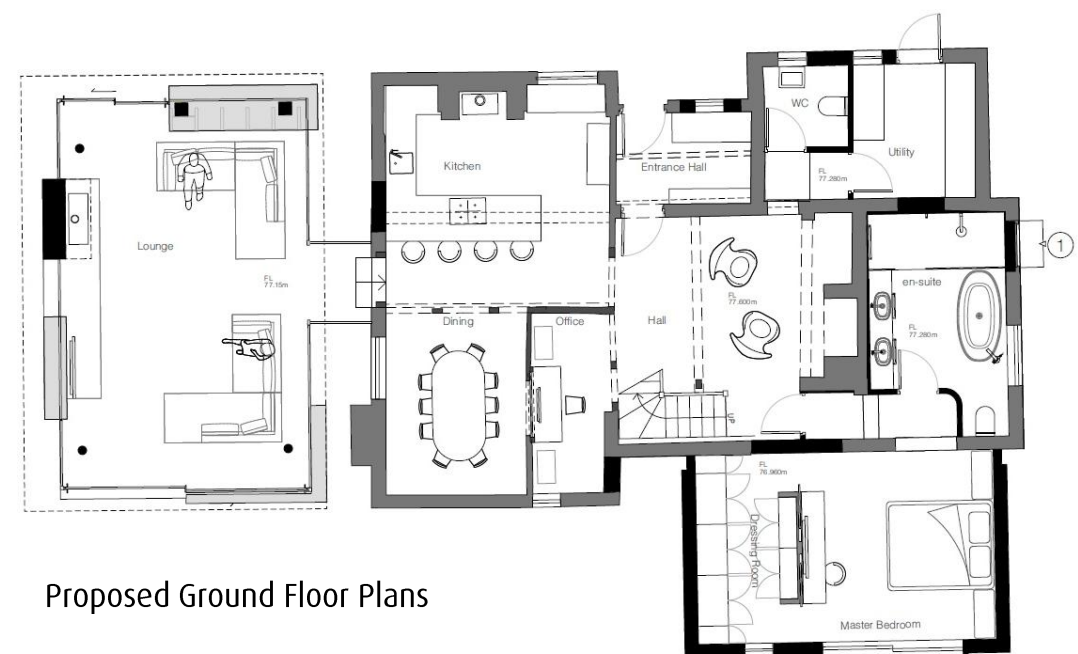
CGI Illustration of Planning Permission



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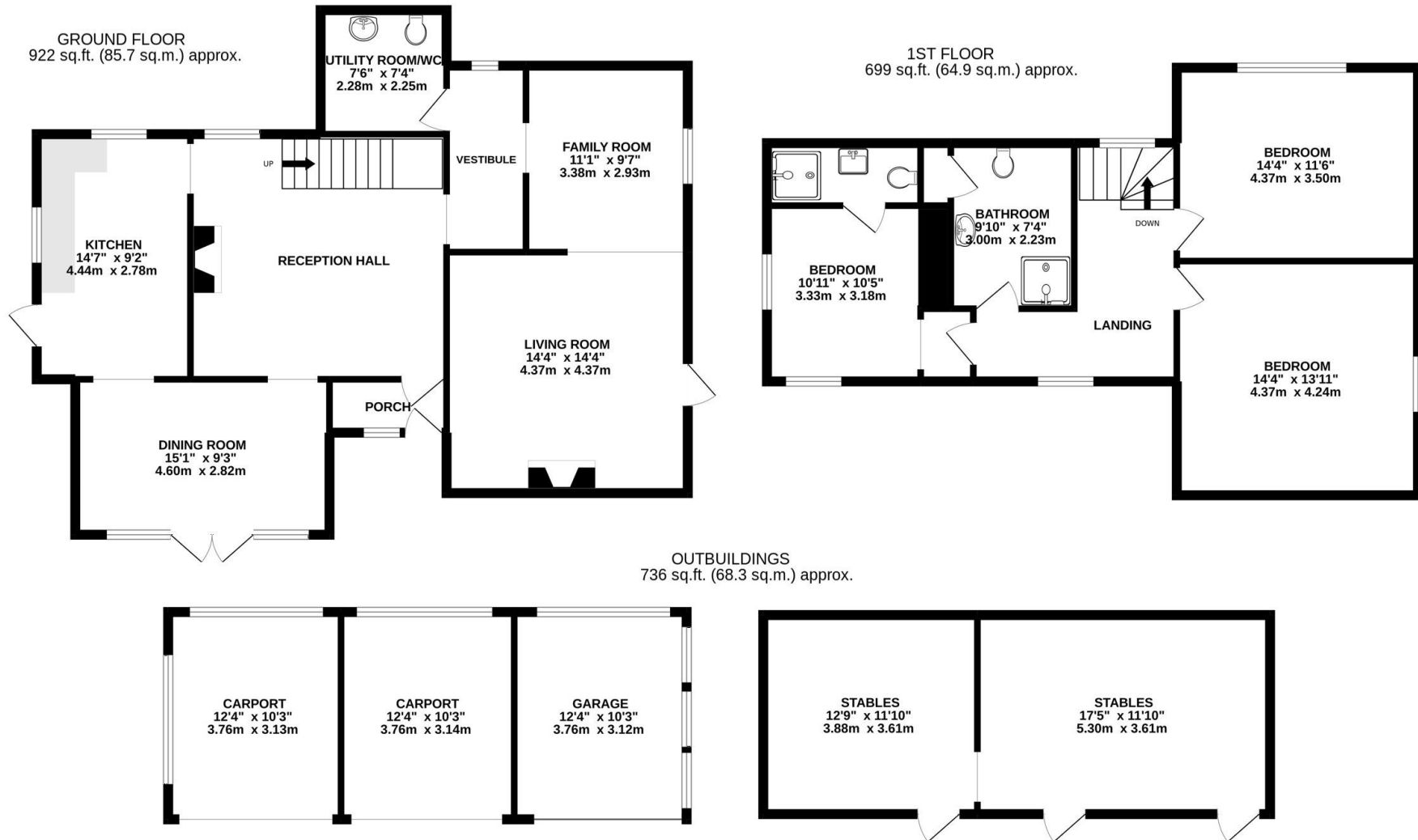


CGI Illustration of Planning Permission



Proposed Ground Floor Plans

## Existing Plans



**TOTAL FLOOR AREA : 2357 sq.ft. (219.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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